THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Rd, Ste 203A** **Nashville, TN 37215** **CRT File No. 170210689** BILL GARRETT, Davidson County Trans:T20170029452 DEEDWARR Recvd: 04/07/17 10:18 2 pgs Fees:13.00 Taxes:1592.85 20170407-0034165	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $430,500.00. Affiant Subscribed and sworn to before me, this 27th day of March, 2017. Notary Public My Commission Expires: WILLIAM T. CHAPMAN, IV STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 10, 2018

WARRANTY DEED

Address New Owner: Anna M. Cragon 148 GALE PARK LN Nashville TN 37204-2961	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 118060D02800CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Christopher Copeland, married** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Anna M. Cragon, an unmarried woman**("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit 28, Gale Park Single Family Homes, a Condominium, as described in Declaration of record in Instrument No. 20110224-0015356, amended in Instrument No. 20110311-0019705, Instrument No. 20120508-0039773, Instrument No. 20120921-0086162 and Instrument No. 20130306-0022201, Register's Office for said County, to which reference is hereby made for a more complete description.

Being the same property conveyed to Christopher Copeland by Warranty Deed from Gale Park, LLC, recorded on the 28th day of January, 2014 in Instrument No. 20140128-0007762, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2017 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of GALE PARK, as recorded in Instrument Nos. 20110208-0011108.

Declaration recorded at Instrument No. 20110224-0015350, amended at Instrument Nos. 20110311-0019706, 20120508-0039772, 20120921-0086161, 20130306-0022200 and 20131230-0130919 (Master Condominium) and Instrument No. 20110224-0015356, amended at Instrument Nos. 20110311-0019705, 20120508-0039773, 20120921-0086162 and 20130306-0022201 (Single-Family Homes) as corrected by Scrivener's Affidavit recorded at Instrument No. 20110531-0041215.

Inspection and Maintenance Agreement for Private Stormwater Management Facilities recorded at Instrument No. 20100810-0063194.

Charter of Homeowners Association recorded at Instrument Nos. 20110510-0035846 and 20110510-0035847.

Easement for sanitary sewer and water mains, recorded in Book 10131, Page 935 and Book 10131, Page 939.

Easement for slope and grading, recorded at Instrument No. 20041108-0134230.

Drainage Detention, Access Road and Sign Agreement recorded in Book 9237, Page 382.

Site Development Agreement recorded in Book 9237, Page 425.

Reserve Easement and Restrictions Agreement recorded in Book 9237, Page 495.

Interest of other parties, if any, contained in Memorandum of Lease recorded in Book 8246, Page 227.

This is improved property located at 148 GALE PARK LN Nashville TN 37204-2961

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 27th day of March, 2017.

Christopher Copeland

Lauren Palmer Gonnella

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Christopher Copeland, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 27th day of March, 2017.

Notary Public

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES SEPTEMBER 10, 2018

State of Tennessee)
County of Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Lauren Palmer Gonnella, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 27th day of March, 2017

Notary Public

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES SEPTEMBER 10, 2018